



The Punjab New Mandi Townships (Development and Regulation) Act, 1960

Act 2 of 1960

Keyword(s):

Amenity, Building, Erect or Re-erect any Building, New Mandi Township, Occupier, Prescribed, Transferee

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THE PUNJAB NEW MANDI TOWNSHIPS
(DEVELOPMENT AND REGULATION)
ACT, 1960.

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**'THE PUNJAB NEW MANDI TOWNSHIPS
(DEVELOPMENT AND REGULATION)
ACT, 1960.**

(PUNJAB ACT NO. 2 OF 1960)

*[Received the assent of the Governor of Punjab on the
5th January, 1960, and was first published in the
Punjab Government Gazette (Extraordinary)
of the 8th January 1960]*

1	2	3	4
Year	No.	Short title	Whether repealed or otherwise affected by legislation
1960	2	The Punjab New Mandi Townships (Development and Regulation) Act, 1960.	Amended by Haryana Adaptation of Laws (State and Concurrent Subjects) Order, 1968 ² Amended by the Haryana Adaptation of Laws Order, 1968 ³ . Amended by Haryana Act 32 of 1971 ⁴ Amended by Haryana Act 10 of 1973 ⁵ Amended by Haryana Act 45 of 1974 ⁶ Amended by Haryana Act 10 of 1978 ⁷

AN

ACT

to provide for the development and regulation of new mandi townships in ³[Haryana].

Be it enacted by the Legislature of the State of Punjab in the Tenth Year of the Republic of India as follows :—

1. (1) This Act may be called the Punjab New Mandi Townships (Development and Regulation) Act, 1960.

Short title,
extent and
commencement.

1. For Statement of Objects and Reasons, see *Punjab Government Gazette* (Extraordinary), 1958, page 1472-73.
2. See *Haryana Government Gazette* (Extraordinary), dated the 29th October, 1968.
3. Substituted for the word "Punjab" by the Haryana Adaptation of Laws Order, 1968.
4. For Statement of Objects and Reasons, see *Haryana Government Gazette* (Extraordinary), 1971, page 1014.
5. For Statement of Objects and Reasons, see *Haryana Government Gazette* (Extraordinary), dated the 22nd March, 1973, page 396.
6. For Statement of Objects and Reasons, see *Haryana Government Gazette* (Extraordinary), 22nd November, 1974, page 1624.
7. For Statement of Objects and Reasons, see *Haryana Government Gazette* (Extraordinary), dated the 8th March, 1978, page 286.

(2) It extends to the whole of the State of ¹[Haryana].

(3) It shall come into force at once.

Definitions.

2. In this Act, unless the context otherwise requires,—

- (a) "Administrator" means any person designated by the State Government by notification in the Official Gazette for performing the functions of an Administrator under this Act ;
- (b) "amenity" includes roads, water-supply, street lighting, drainage, sewerage, cattle-sheds, warehouses, public lavatories, bath rooms, public buildings, horticulture, landscaping and any other public utility as may be prescribed ;
- (c) "building" means any construction or part of a construction which is intended to be used for residential, commercial, industrial or other purposes, whether in actual use or not and includes any out-house, structure, stable, cattle-shed, garage, hut, platform and plinth ;
- (d) "Commissioner" will have the meaning assigned to him in the Colonization of Government Lands (Punjab) Act, 1912 ;
- (e) "erect or re-erect any building" includes—
 - (i) any material alteration or enlargement of any building,
 - (ii) the conversion by structural alteration into a place for human habitation of any building not originally constructed for human habitation,
 - (iii) the conversion into more than one place for human habitation of a building originally constructed as one such place,
 - (iv) the conversion of two or more places of human habitation into a greater number of such places,

1. Substituted for the word "Punjab" by the Haryana Adaptation of Laws Order, 1968.

- (v) such alterations of a building as affect an alteration of its drainage or sanitary arrangements, or materially affect its security,
- (vi) the addition of any rooms, buildings, out-houses or other structures to any building,
- (vii) the construction in a wall adjoining any street or land not belonging to the owner of the wall, of a door opening on to such street or land, and
- (viii) the construction of any overhanging structure over any street or public place or the enclosing of any space intended to be kept open ;
- (f) "new mandi township" means any area declared to be a new mandi township by the State Government under sub-section (1) of section 3 ;
- (g) "occupier" means a person, including a firm or other body of individuals, whether incorporated or not, who occupies a site or building transferred under this Act, and includes his successors and assigns ;
- (h) "prescribed" means prescribed by rules made under this Act ;
- (i) "site" means any land which is transferred by the State Government under section 3 ;
- (j) "transferee" means a person (including a firm or other body of individuals whether incorporated or not) to whom a site or building is sold, leased or transferred in any manner whatsoever under this Act, and includes his successors and assigns.

3. (1) The State Government may, from time to time by notification in the Official Gazette, declare any area to be a new mandi township for the purposes of this Act to be known by such name as may be specified in the notification.

[(2) Subject to the provisions of sub-section (4), the State Government may sell, lease or otherwise transfer, whether by auction, allotment or otherwise, any site or building belonging to the State

Power of State Government to declare New Mandi Townships and to transfer land and buildings therein.

Government in any new mandi township on such terms and conditions as may be prescribed.

(3) The consideration money for any transfer under sub-section (2) shall be paid to the State Government in such manner, in such instalments and at such rate of interest as may be prescribed.

(4) Notwithstanding anything contained in any other law for the time being in force, a site or building or both, as the case may be, shall continue to belong to the State Government until the entire consideration money together with interest and other amount, if any, due to the State Government on account of the sale of such site or building or both under sub-section (2), is paid.

(5) Until the conditions prescribed are fulfilled, the transferee shall not transfer his rights in the site or building except with the previous permission of the Administrator, which may be granted on such terms and conditions, which he may deem fit.]

Bar to erection
or alteration of
buildings in
contravention of
building rules.

4. (1) No person shall erect or re-erect or occupy wholly or partly any building or use or develop any site or building in contravention of any rules made under sub-section (2) and without the previous permission in writing of the Administrator.

(2) The State Government shall, by notification in the official Gazette, make rules to regulate the erection or re-erection of buildings and sites, and such rules may provide for all or any of the following matters :—

- (a) notice to build and procedure for submission of building applications with building and site plans ;
- (b) use of site and the type and character of building and the number of self-contained units that may be erected on any site ;
- (c) extent of site coverage and space about buildings and the prescription of a building line ;
- (d) the minimum dimensions and superficial area required for various part of the building designed for different purposes and the minimum provision of doors and windows for securing ventilation and circulation of air ;

- (e) the maximum height of any building and the total number and height of storeys in a building ;
- (f) the means to be provided for ingress and egress to any building for prevention of fire ;
- (g) the extent of architectural control on the various units of the building and the portions of such architectural units, including compulsory building line along which, and compulsory height up to which, building shall be completed within a specified and reasonable time ;
- (h) the specification of materials and dimensions for any building to ensure structural stability ;
- (i) the materials and methods of construction for drains and sewers and for the provision and use of connection between private and public drains and sewers, and the procedure for submission of plans ;
- (j) Supervisors and Architects for design and erection of any buildings and qualifications which such persons shall possess ;
- (k) notice and certificate of completion of buildings or part thereof ;
- (l) any other matters for the proper use and development of sites and the use, alteration and erection of buildings thereon.

5. (1) The Administrator shall refuse to sanction the erection of any building in contravention of any rules made under sub-section (2) of section 4. Administrator's power to sanction or refuse erection

(2) The Administrator shall in every case, communicate the sanction or rejection of a building application within sixty days of its receipt. of buildings and presumption of sanction.

(3) Where no communication is received by the applicant from the Administrator within the period specified in sub-section (2), the application shall be deemed to have been sanctioned and the applicant may, after giving fifteen days' notice to the Administrator, erect or re-erect the building in accordance with the building application

submitted by him to the Administrator for sanction notwithstanding that such erection or re-erection contravenes the rules made under section 4 :

Provided that when the Administrator modifies the building application within such fifteen days and communicates the modification to the applicant, the applicant shall erect or re-erect the building in accordance with such modification.

Power of Administrator to stop unauthorised building operations and penalty for breach and disobedience.

6. Where the erection or re-erection of a building has been commenced without sanction or is being carried on as such or in contravention of the terms of any sanction, the Administrator may, by a notice to be served on the owner, or by affixing it at the site or on the building, direct that the building operations be discontinued.

Power of Administrator to direct modification of sanctioned plan of a building before its completion.

7. If at any time before the completion of a building of which the erection or re-erection has been sanctioned under section 5, the Administrator finds that any modification of the sanctioned plan is necessary, he may direct that the building be modified accordingly, subject to payment of compensation by the State Government for any loss incurred by the owner on account of such modification.

Lapse of sanction after one year from the date of such sanction.

8. Every sanction for erection or re-erection of any building given or deemed to have been, given shall be valid for one year from the date of such sanction or for such longer period as the Administrator may allow :

Provided that the erection or re-erection of the building not commenced within one year, and completed within two years or such longer period as may have been allowed, the sanction shall be deemed to have lapsed, but such lapse shall not bar any subsequent application for fresh sanction.

Power to require proper maintenance of site or building.

9. If it appears to the Administrator that the condition or use of any site or building is prejudicially affecting the proper planning of any part of new mandi township, or its amenities, or the health or interests of the general public, he may serve on the transferee or occupier of the site or building notice requiring him to take such steps and within such period as may be specified in the notice and thereafter to maintain it in such a manner as may be specified therein.

²[9A. The State Government may provide the amenities such terms and conditions as may be prescribed.] Provision of amenities.

10. For the purpose of Providing, maintaining or continuing any amenity in the new mandi township, the State Government may levy such fees as it may consider necessary in respect of any site or building on the transferee or occupier thereof. Levy of fees for amenities.

¹[11. (1) Where any person makes default in the payment of any rent due in respect of any lease of any site or building or both, as the case may be, under section 3, or any fees under section 10, the Administrator may direct that in addition to the amount of arrears, a sum not exceeding that amount shall be recovered from the person by way of penalty : Imposition of penalty and mode of recovery of arrears.

Provided that no such direction shall be made unless the person affected thereby has been given a reasonable opportunity of being heard in the matter.

(2) Where any person makes default in the payment of any amount, being the arrears or penalty, or both, directed to be paid under sub-section (1), such amount may be recovered from him, in the same manner as an arrear of land revenue.]

¹[12. (1) Where any transferee makes default in the payment of any consideration money or any instalment on account of the sale of any site or building, or both, under section 3, the Administrator may, by notice in writing, call upon the transferee to show cause within a period of thirty days, why a penalty (which shall not exceed ten per centum of the amount due from the transferee) be not imposed upon him. Imposition of penalty in case of non-payment of consideration money.

(2) After considering the cause, if any, shown by the transferee and after giving him a reasonable opportunity of being heard in the matter, the Administrator may, for reasons to be recorded in writing, make an order of imposing the penalty and direct that the amount of money due along with the penalty shall be paid by the transferee, within such period as may be specified in the order.]

1. Substituted by Haryana Act 10 of 1973.

2. Inserted by Haryana Act 45 of 1974.

Resumption and
forfeiture for
breach of
conditions of
transfer.

¹[13. (1) If the transferee fails to pay the amount due together with the penalty, in accordance with the order made under sub-section (2) of section 12, or commits a breach of any other condition of such sale, the Administrator may, by notice in writing, call upon the transferee to show cause, within a period of thirty days, why an order of resumption of the site or building, or both, as the case may be, and forfeiture of the whole or any part of the money if any, paid in respect thereof (which in no case shall exceed ten per centum of the total amount of the consideration money, interest and other dues payable in respect of the sale of the site or building or both) should not be made.

(2) After considering the cause, if any, shown by the transferee in pursuance of a notice under sub-section (1) and any evidence that he may produce in support of the same and after giving him a reasonable opportunity of being heard in the matter, the Administrator may, for reasons to be recorded in writing, make an order resuming the site or building, or both, as the case may be, so sold and directing the forfeiture as provided in sub-section (1) of the whole or any part of the money paid in respect of such site.]

Penalty for
breach of the
provisions of
the Act or rules
thereunder.

14. (1) Except as otherwise provided in this Act, any contravention of the provisions of this Act or the rules made thereunder shall be punishable with fine which may extend to five hundred rupees, and, in the case of continuing contravention, with an additional fine which may extend to fifty rupees for each day during which such contravention continues after the first conviction.

(2) If a building is begun, erected or re-erected in contravention of any of the rules made under sub-section (2) of section 4, the Administrator shall be competent to order the building to be altered or demolished by a written notice served on the owner thereof within six months of such commencement, erection or re-erection. Such notice shall also specify the period not being less than fifteen days during which such alteration or demolition must be made and if the notice is not complied with, the Administrator shall be competent to demolish the said building at the expense of the owner :

Provided that the Administrator may, instead of requiring the alteration or demolition of any such building, accept by way of composition such sum as he may deem reasonable.

1. Substituted by Haryana Act 10 of 1973.

15. (1) Any person aggrieved by an order of the Administrator under ¹[sections 5, 8, 9, 11, 12, 13] or sub-section (2) of section 14 may, within thirty days from the date of communication to him of such order, prefer an appeal to the Commissioner of the Division in which the new mandi township is situated :

Appeal and
revision.

Provided that the Commissioner may entertain an appeal after the expiry of the said period of thirty days if he is satisfied that the appellant was prevented by sufficient cause from filing the appeal in time :

Provided further that the provisions relating to the deduction of period spent in obtaining copies of orders contained in the Indian Limitation Act*, 1908, shall apply in computing the period of limitation.

(2) The Commissioner may, after hearing the appeal, confirm vary or reverse the order appealed against and may pass such orders as he may deem fit.

(3) The Financial Commissioner may, either on his own motion or on an application received in this behalf at any time, within a period of ¹[six months] from the date of the order, call for the records of any proceedings in which the Administrator or Commissioner has passed an order for the purpose of satisfying himself as to the legality or propriety of such order and may pass such orders in relation thereto as he thinks fit :

Provided that the Financial Commissioner shall not pass an order under this sub-section prejudicial to any person without giving him a reasonable opportunity of being heard.

16. (1) The Administrator may, after giving four days' notice to the occupier, or if there be no occupier, to the owner of the building or land authorise any person—

Power of entry
on buildings or
land.

(a) to enter on and to survey and to take levels or measurements of any building or land;

(b) to enter into any building or on any land to ascertain whether any building is being or has been erected without sanction or in contravention of any sanction or the rules made under this Act and to take such measurements as may be necessary for this purpose.

* Now see the Limitation Act, 1963.

1. Substituted by Haryana Act 10 of 1973.

(2) The entry contemplated in clauses (a) and (b) of sub-section (1) shall be between sunrise and sunset.

Partial
exclusion of
jurisdiction of
Municipal
Committees,
Panchayats and
Town
Improvement
Trusts in new
mandi
townships.

17. (1) If any new mandi township or a part thereof lies within the limits of a municipality, notified area, Gram Panchayat area or local area, under the Punjab Town Improvement Act, 1922, the State Government may, by notification in the official Gazette, direct that any or all the powers under the Punjab Municipal Act, 1911, the Punjab Gram Panchayat Act, 1952, or the Punjab Town Improvement Act, 1922, as are relevant to the purposes of this Act, shall, subject to such conditions and restrictions as may be specified in the notification, cease to operate in such new mandi township or a part thereof, and the Municipal Committee, the President or any officer of the Committee, the Gram Panchayat or the Town Improvement Trust, as the case may be shall thereafter cease to have jurisdiction over that new mandi township or a part thereof, as the case may be in respect of such powers.

(2) The provisions of the Punjab Municipal Act, 1911, the Punjab Gram Panchayat Act, 1952, and the Punjab Town Improvement Act, 1952, in so far as they are inconsistent with the provisions of this Act shall not apply to a new mandi township or a part thereof.

Procedure for
prosecution.

18. No Court shall take cognizance of any offence under section 14 except on the complaint of, or upon information received by Administrator or any other person authorised by him in this behalf.

Bar of
jurisdiction.

[19. No court shall have jurisdiction to entertain any suit in respect of any proceedings for the recovery of any arrear or penalty under section 11 or section 12 or in respect of the resumption of any site or building, or both, under section 13 or the forfeiture of any money under section 13 or in respect of any order made by the State Government or any other authority in the exercise of any power conferred by or under this Act.]

Protection of
action taken in
good faith.

20. No suit, prosecution or other legal proceeding shall lie against the Administrator or any other officer or authority for any thing done or intended to be done in good faith in pursuance of this Act or rules or orders made thereunder.

21. (1) The State Government may, by order, direct that any power exercisable by it or by the Administrator under this Act shall also be exercisable by such officer not below the rank of a Naib-Tahsildar and subject to such conditions, if any, as may be specified in the order. Delegation.

(2) The Administrator may delegate all or any of his powers under this Act to any officer not below the rank of a Naib-Tahsildar of the State Government or any other authority subject to such conditions as may be specified by the Administrator.

22. If the State Government is of opinion that it is not in public interest to develop a new mandi township it may, by notification, declare that the provisions of this Act shall cease to apply to such new mandi township from such date as may be specified in such notification. Power to exclude application of Act to certain new mandi townships.

[23. (1) If the State Government is of the opinion that any new mandi township or a part thereof has been fully or partially developed in accordance with the provisions of this Act and the rules made thereunder, it may by notification in the Official Gazette, include such new mandi township or a part thereof within the local limits of any local authority from such date and on such conditions as may be specified in the notification, and thereupon the provisions of this Act and the rules made thereunder shall cease to apply to such new mandi township or part thereof, and the provisions of law for the time being in force relating to such local authority shall apply in relation thereto : Power to include fully or partially developed new mandi townships within limits of local authorities.

Provided that the State Government may direct that the works relating to water-supply and sewerage disposal shall be maintained by it and the expenses incurred for the maintenance of such works shall be paid within such time as the State Government may fix, by the local authority.

[(1A) Notwithstanding anything contained in sub-section (1), where any area in a new mandi township has been fully or partially developed, the State Government may, by notification, transfer, from such date and on such conditions, as may be specified in the notification, roads, parks and open spaces therein, to the local authority within whose jurisdiction the area so developed is situate, and on such transfer the same shall be maintained by the local authority.]

1. Substituted for section 23 by Haryana Act 32 of 1971, section 2.

2. Inserted by Haryana Act 10 of 1978.

(2) While issuing a notification under ¹[sub-section (1) or section (1A)], the State Government may direct the local authority that the use of sites mentioned in the layout plan approved under the provisions of this Act and the rules made thereunder shall not be altered by the local authority without prior concurrence of the State Government.]

Certain sales to be deemed to be sales under this Act.

24. (1) Every sale of land made to any person in a new mandi township in pursuance of the Punjab Government, Agriculture Department, notification No. 359-D(M)-57/884, dated the 5th March, 1957, shall be deemed to have been made to such person under the provisions of this Act, and as from the commencement of this Act in such new mandi township, the provisions of the Colonisation of Government Lands (Punjab) Act, 1912, shall cease to apply to such sale of land and all the provisions of this Act and the rules or orders made thereunder shall apply accordingly in respect thereof :

Provided that such rules or orders shall not be inconsistent with the terms and conditions on which such sale has already been made.

²[* * * * *].

Power to make rules.

25. The State Government may, by notification in the official Gazette, make rules prescribing all matters which by this Act are required or permitted to be prescribed, or which are necessary or convenient to be prescribed for carrying out or giving effect to this Act and in particular prescribing—

(a) the terms and conditions on which any land or building may be transferred by the State Government under this Act ;

³[(aa) terms and conditions for providing the amenities ;]

(b) the manner in which consideration money for transfer may be paid ;

(c) the rate of interest payable and the procedure for payment of instalments, interest, fees, rents or other dues payable under this Act ;

1. Substituted by Haryana Act 10 of 1978.

2. Sub-section (2) of section 24 omitted by the Haryana Adaptation of Laws Order, 1968.

3. Inserted by Haryana Act 45 of 1974.

- (d) the terms and conditions under which the transfer of any right in any site or building may be permitted ;
- (e) the levy of fees under section 10 ;
- (f) the terms and conditions for the breach of which any site or building may be resumed ;
- (g) the form of notice and the manner in which notices may be served ;
- (h) the form and manner in which appeals and applications under this Act may be filed and the Court-fees leviable on such appeals and applications ;
- (i) any other matter which has to be or may be prescribed.

¹[Notwithstanding any judgment, decree or order of any court, anything done or any action taken (including any notice issued, any order made for resumption of any site or building, or both, as the case may be, or any such resumption effected, or any order made for the forfeiture of any money or any money forfeited, or any order made for the recovery of any arrears or any arrears recovered, or any penalty imposed or recovered) or purported to have been done or taken under the principal Act shall, in so far as it is consistent with the provisions of the principal Act as amended by this Act, be deemed to be as valid and effective as if such thing or action was done or taken under the principal Act as amended by this Act, and accordingly no suit or other legal proceedings shall be maintained or continued in any court,—

- (i) for the recovery of any site or building, or both, as the case may be, which has or have been resumed ; or
- (ii) for the cancellation of any order made for the resumption of any site or building, or both, as the case may be ; or
- (iii) for the recovery of any money forfeited ; or
- (iv) for the cancellation of any order made for the forfeiture of any money ; or

- (v) for the refund of any arrears recovered ; or
- (vi) for the concellation of any order made for the recovery of any arrears ; or
- (vii) for the refund of any penalty recovered ; or
- (viii) for the cancellations of any order imposing any penalty.]